

Belmont General Plan Update Questions – Planning Commission – December 2014

1. What do you like most about Belmont? What do you think are the major assets that the new plan should seek to preserve or build upon?
2. What do you think will be the top three key challenges Belmont will face in the next 10 to 20 years?
3. Do you think the current General Plan addresses these challenges?
4. Thinking about recent development, do you think the City is getting the quality it should? If not, is more guidance needed for design review, or should the General Plan itself set out design principles and expectations for livability and sustainability?
5. Specific Element Discussion
 - a. Land Use - Describe possible new uses (stores, homes, offices, industrial uses, etc.) that are held back by the current General Plan or zoning:
 - i) What?
 - ii) Where?
 - iii) What form? (height, density, intensity)
 - iv) Other ideas or concerns about new development or redevelopment – what you might like to see and why would this be important?
 - v) Should the General Plan have a specific program for development incentives? If so, why – what would you like accomplished? Tie it to public art program? (Or just require public art for large projects?)
 - vi) What about the residential/commercial interface and transitions – are these handled well?
 - vii) Historic resources and demolitions: is this a concern? What should be done?
 - b. Downtown/Belmont Village is considered a key redevelopment area for the community. Illustrate your thoughts about opportunities and constraints, and concerns you may have about what the policy direction should be.
 - c. Transportation – access and connectivity both within the City and to the regional systems is critical. A General Plan must also describe what the City will be doing to realize the concept of “Complete Streets”. How well does the city currently balance these different transportation needs (cars, bikes, pedestrians, transit)? How can this balance improve?

- d. Community facilities, such as parks, community centers, library, schools etc. are important in a General Plan. The City might want to do more to foster public-private partnerships and to use zoning to get “community benefits”. What future needs might exist, and how do we meet them? Should the City pursue collaboration with schools to address these potential needs?
 - e. Open Space – are there areas where you want to see new or different designations to protect sites for Parks, Recreation and Open Space? How about “community gardens” – is this an idea that should be in the General Plan? Where?
6. What are your top 3 priorities for this General Plan? In other words, what should this update accomplish?